

3655 E. 2ND STREET | TUCSON, AZ
\$3,310,000

 **Tucson Realty & Trust Co.**
Southwest Expertise, Global Capability



MEDICAL / OFFICE BUILDING

SALE / LEASEBACK NNN INVESTMENT - 8.5% CAP RATE

Recovery in Motion, established in 2015, is a professionally operated mental health and addiction treatment provider for individuals addressing substance use and behavioral health challenges. The organization is guided by leadership with deep recovery and industry experience of over 77+ years, and services are delivered by a multidisciplinary clinical team that includes physicians, licensed therapists, social workers, psychologists, and psychiatrists that enhances program stability and reputation within the local healthcare community.

The tenant maintains consistent occupancy and predictable facility utilization. This use benefits from scheduled clinical operations resulting in steady, low-disruption property use. Recovery in Motion presents not only an established need in Tucson, but a compelling opportunity backed by an essential and experienced healthcare provider positioned for continued growth.

- ✓ **Sales Price:** \$3,310,000
- ✓ **Building Size:** 11,259 SF
(per Pima County Assessor)
- ✓ **Parcel Size:** 39,517 SF
(per Pima County Assessor)
- ✓ **Parcel Number:** 125-11-0800
- ✓ **Property Taxes:** \$2.53/SF
- ✓ **Zoning:** 0-3 City of Tucson
- ✓ **Lease Type:** \$25.00 NNN, 10 years
- ✓ **Tenant will prepay first year's rent at closing**

CALL FOR OFFERS 4/20/26

Exclusively Represented By:

Tucson Realty & Trust Co.

333 N. Wilmot Road | Suite 340 | Tucson, AZ 85711

www.tucsonrealty.com

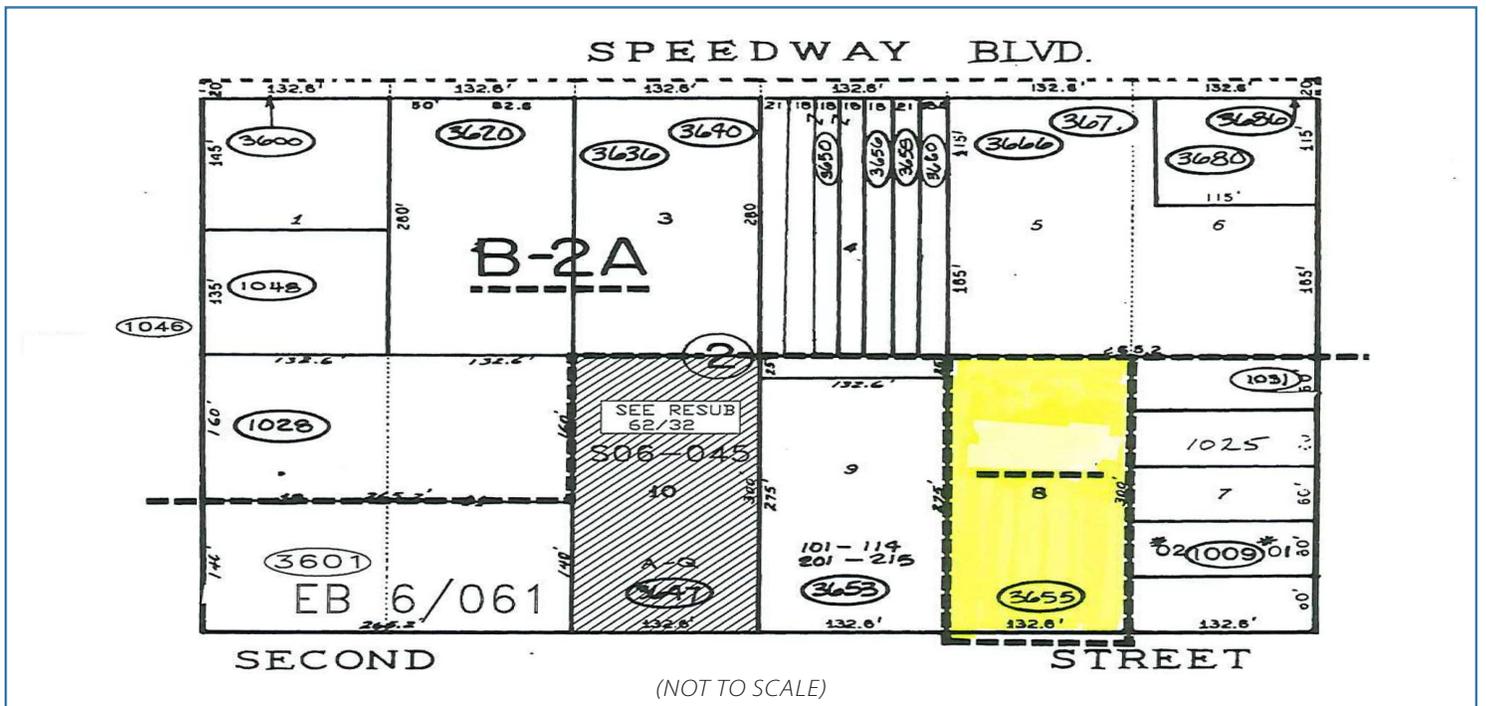
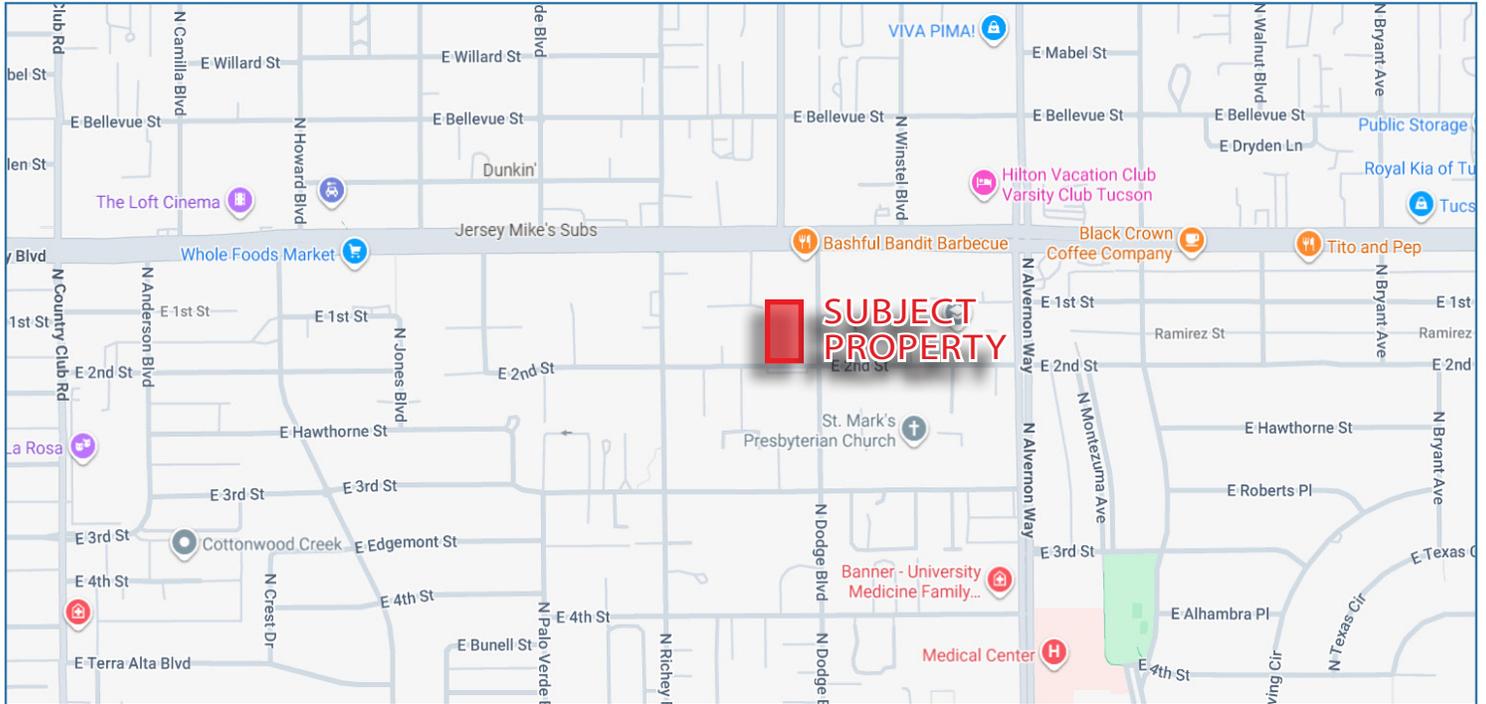
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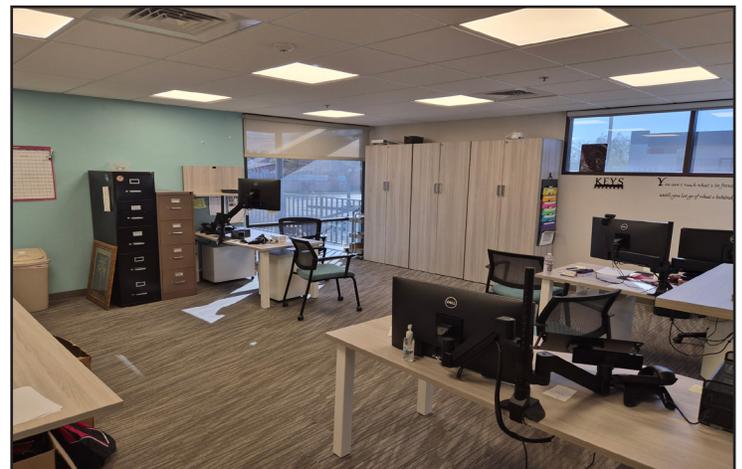
(Agent/Broker is the beneficiary of the Landlord)

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